

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-0053 / Verizon Wireless**

Approved Development

1. This approval authorizes the construction and operation of an unmanned wireless communications facility, consisting of the following improvements:
 - a. Installation of one 2'-0" tall by 1'-2.6" diameter cylindrical "cantenna" mounted on an extension bayonet on top of an existing 42'-10.8" wooden utility pole (top of antenna will be at a height of 51'-6" above ground);
 - b. Installation of a 2" diameter conduit riser with weatherhead located at a height approximately 32'-0" above ground level on the utility pole;
 - c. Installation of six RRUs, three diplexers, and one meter on a proposed "H-frame", one equipment cabinet on a concrete pad, and associated utilities and equipment will be located within a 6'-0" tall wooden fence enclosure, near the base of the utility pole;
 - d. Underground installation of electrical utility lines and telco lines.
2. All development shall be consistent with the approved site plan, antenna and equipment layout plan, and elevations.

Conditions required to be completed at the time of application for a construction permit

3. **At the time of application for a construction permit**, the applicant shall include a "condition compliance" sheet with the construction plans that includes a complete copy of the final conditions of approval for the project.
4. **At the time of application for a construction permit**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards.
 - a. Location of proposed equipment, enclosures, and access (opened) doors must maintain a minimum clearance of 5'-0" from the nearest edge of traveled way.
 - b. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site. All new utilities shall be bored under county maintained roads; no trenching in the pavement will be permitted.
 - c. Provide evidence showing the utility pole owner allows the placement of the proposed equipment.
5. **At the time of application for a construction permit**, the project shall have an erosion and sedimentation control plan where grading is conducted.
6. **At the time of application for a construction permit**, the applicant shall provide a drainage plan to San Luis Obispo County Public Works Department for review and approval, and shall implement the approved drainage plan, showing that the construction will not increase erosion or runoff.

Fire Safety

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Conditions to be completed prior to issuance of a construction permit

8. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to, the antenna, RRUs, coaxial cables, associated mounting brackets, equipment cabinets, etc.). All equipment proposed to be attached to the utility pole shall be a painted a matte finish brown color. Ground equipment shall be located within a 6'-0" tall wooden fence enclosure.
9. **Prior to issuance of the construction permit**, building permit applications shall include a written verification from the Cayucos Fire Protection District indicating that the proposed project has received fire clearance.
10. **Prior to issuance of the construction permit**, provide evidence showing the utility pole owner allows the placement of the proposed equipment.
11. **Prior to issuance of the construction permit**, applicant shall obtain an Encroachment Permit from Public Works.

Condition Compliance Coordinator

12. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

Hazards/Hazardous Materials

13. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

Site Restoration

14. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Fire Safety

15. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the

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construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Grading, Drainage, Sedimentation, and Erosion Control

16. **During construction**, all runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
17. **During construction**, appropriate sedimentation measures to be implemented at the end of each day's work.

Archaeology

18. **During construction**, in the event archaeological resources are unearthed or discovered, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigation as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

19. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
20. **Prior to final inspection**, the facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Public Works

21. **Prior to occupancy or final inspection**, all permitted improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Aesthetic/Visual Resources

22. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to the antenna, RRUs, coaxial cables, and associated mounting brackets) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

Explanatory Warning Signs for Occupational Exposures

23. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs

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should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

Hazardous Materials

24. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Mitigation Monitoring/Condition Compliance

25. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.
26. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Cayucos Fire Department of all required fire/life safety measures.
27. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
28. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

On-going conditions of approval (valid for the life of the project)

29. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
30. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
31. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

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32. The applicant shall apply Best Management Practices in the selection and implementation of site maintenance.

Visual/Aesthetic Resources

33. The approved colors and wooden fence enclosure shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
34. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

35. Co-location is allowed by other carriers at this site, if technically feasible, subject to prior written consent by Grantors of the PG&E easement, and land use permit approval.

Electric and Magnetic Fields

36. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

37. No exterior lighting is approved for the project.